



DEVELOPMENT HIGHLIGHTS

CITY COUNCIL DISTRICT NO. 1

Upland Town Square | 913 W. Foothill Boulevard.

Project: Demolish two (2) existing buildings and replace them with a new 10,000 square foot mixed use building.

Applicant/Developer: Brixmore Property Group

Current Status:

- Demolition permit issued.
- Building plans have been approved.



Historic Pumphouse Commercial Center | 1590 N. Benson Avenue.

Project: Remodel of an existing commercial center.

Applicant/Developer: Behnam Naraghi

Current Status:

- Construction on-going.



Sycamore Hills PA1 & PA2 | Baseline Road and Parkview Promenade.

Project: Development of 145 for-sale single-family detached homes.

Applicant/Developer: Taylor Morrison

Current Status:

- Construction completed.
- \$585,990 - \$640,990
- 1719 - 2283 Sq Ft



Bridge Point Upland Project | NE corner of Central Avenue & Foothill Boulevard.

Project: A 201,096 square foot warehouse/parcel delivery service building.

Applicant/Developer: Bridge Development Partners

Current Status:

- Approved by the City Council on April 1, 2020.
- Grading plan check underway.



The Magnolias | 1555 W. Foothill Boulevard.

Project: 37 for-sale two-story townhomes.

Applicant/Developer: GFR Homes

Current Status:

- Construction on-going. Thirty-four (34) homes have been sold.
- \$497,900 - \$500,000
- 1623 - 1676 Sq Ft



The Commons | NW Corner of Monte Vista Avenue and Foothill Boulevard.

Project: Proposed development of residential, mixed-use, and open space on approximately 9.5 gross acres of land with a maximum of 105 for-sale dwelling units. The Project site is in both the Cities of Upland and Claremont.

Applicant/Developer: Clare Properties LLC

Current Status:

- Planning entitlement applications are incomplete.



Kahramana Restaurant | 345 W. Foothill Boulevard.

Project: Approved restaurant and banquet hall with ancillary services, live entertainment, outdoor patio seating for dining, and hookah.

Applicant/Developer: Alaaldin Almuzian

Current Status:

- Approved by Planning Commission on February 26, 2020.
- Construction continues.



CITY COUNCIL DISTRICT NO. 2

Ford of Upland | 1300 E. 20th Street.

Project: Construction of a 22,285 square foot auto dealership building with showroom, parts, service, new car delivery, administration building and a quick lane service building on a 5.8-acre site.

Applicant/Developer: John Engelhardt, Ford of Upland

Current Status:

- Open for business.



Highline | Campus Ave. & Colonies Parkway.

Project: 48 for-sale three-story townhomes in 10 buildings.

Applicant/Developer: Watt Communities

Current Status:

- Construction on-going.
- Thirty-six (36) units have been completed.
- From \$554,055
- 1,838 - 2,028 Sq Ft



Alta Apartments | E. 19th Street.

Project: 203 for-rent apartments in 2 four-story buildings. 1-2 Bedrooms.

Applicant/Developer: Wood Partners

Current Status:

- Construction on-going.
- Building No. 1 is complete (106 units).
- Rents are \$2,070-2,570/mo.



Colony Condos | E. 19th Street.

Project: 60 unit for sale condominium development within the Colonies at San Antonio Specific Plan - Planning Area 4. The development will consist of 7 levels of residential units and resident serving amenities over 2 levels of subterranean garage.

Applicant/Developer: Colonies Partners L.P.

Current Status:

- Planning entitlements are under review.
- Approved by the Planning Commission on December 9, 2020.



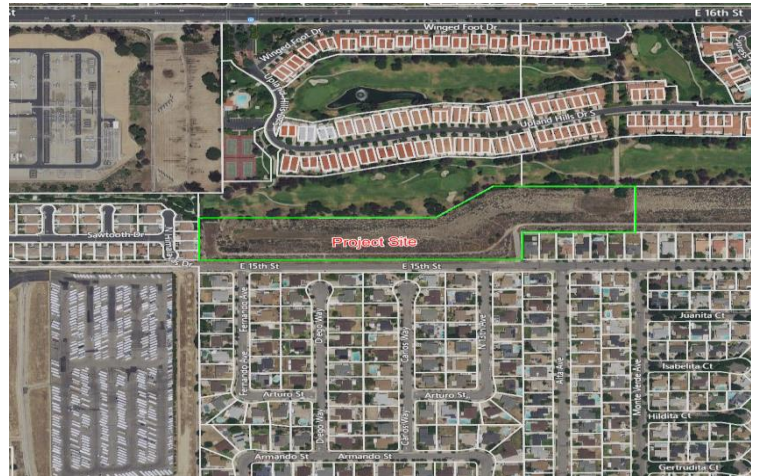
Villa Serena | 15th Street, between Fernando Avenue and Monte Verde Avenue.

Project: 65 for-sale detached single-family homes.

Applicant/Developer: Frontier

Current Status:

- City Council approved on April 13, 2020.



The Courtyards at Upland Hills | Upland Hills Drive and E. 16th Street.

Project: 66 detached for-sale single-family homes.

Applicant/Developer: Diversified Properties

Current Status:

- Construction on-going.
- Fifty-eight (58) homes have been completed.
- All homes are sold.



Colonies Campus Center | The Colonies at San Antonio Specific Plan Planning Area No. 21

Project: Proposal for a gas station/car wash, a 4,280 square foot convenience store with beer and wine sales, and a 1,500 square foot quick service restaurant.

Applicant/Developer: Ash Etemadian

Current Status:

- Approved by the Planning Commission on September 23, 2020.
- Construction drawings are in plan check.



Colonies Campus Center | The Colonies at San Antonio Specific Plan Planning Area No. 21

Project: Proposal for an 8,825 square foot mixed use building with two food suites and three retail suites. One of the food suites will have a drive thru.

Applicant/Developer: Ash Etemadian
Current Status:

- Approved by the Planning Commission on September 23, 2020.
- Construction drawings are in plan check.



Chick-fil-A | Colonies Crossroads

Project: requested improvements include an additional drive-thru lane, new canopies over the order point and the addition of square footage to the building.

Applicant/Developer: Chick-fil-A
Current Status:

- Planning entitlement applications are under review.



CITY COUNCIL DISTRICT NO. 3

Lennar at Harvest | W. 11th and Dewey Way.

Project: 193 for-sale combination of single family detached and attached homes.

Applicant/Developer: Lennar
Current Status:

- Construction on-going. 150 homes have been completed and sold.
- \$528,990 - \$588,865
- 1470 - 1791 Sq Ft



T & T Industrial | 1701 W. 11th Street.

Project: 2 office/warehouse buildings totaling 56,000 square feet.

Applicant/Developer: Francis Wang

Current Status:

- Building plan check completed.



Lewis Companies | The Enclave

Project: Proposed development of 192 residential units comprised of 116 detached condominium units and 76 attached condominium units on 15.6 acres.

Applicant/Developer: Lewis Land Developers, LLC.

Current Status:

- Planning entitlements are under review.
- Planning Commission approved on February 24, 2021.



San Antonio Apartments | San Antonio and 9th Street.

Project: 6 for-rent apartments and 1 single-family detached home.

Applicant/Developer: Mario R. Sosa Herrera

Current Status:

- Construction on-going.



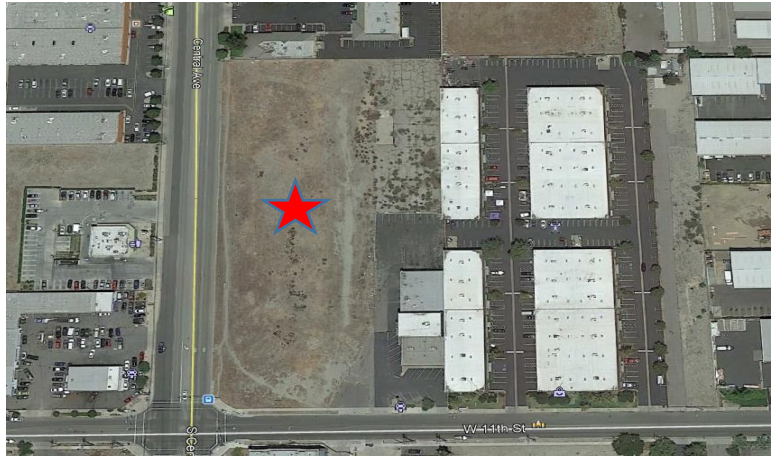
Upland Central Commerce Center | 1985 W. 11th Street.

Project: 4 industrial buildings totaling 71,384 square feet.

Applicant/Developer: Jennifer Moore Realty Group

Current Status:

- Construction drawings are approved.



Mountain Green Center | 233 S. Mountain Avenue

Project: Redevelopment of the northerly portion of the Mountain Green Center where Kohl's was previously located. Proposed uses include a fitness club, gas station/car wash, restaurant, and a car wash.

Applicant/Developer: Zurich Financial, LLC

Current Status:

- Planning entitlement applications are incomplete.



Mountain Green Center | 335 S. Mountain Avenue

Project: A Chick-fil-A Restaurant with drive-thru. Site of previous El Torito Mexican Grill.

Applicant/Developer: Kelsey Wu

Current Status:

- Planning Commission approved project on March 25, 2020.
- Construction drawings are in plan check.
- Demolition permit has been issued for El Torito.



Risen Bakery and Grill | 1600 W. 9th Street.

Project: A proposed bakery and sandwich shop.

Applicant/Developer: Gabriel Boyadjian

Current Status:

- Under construction.



Citrus Village Apartments | Between 895 & 911 W. Arrow Highway.

Project: Proposed 199-unit senior housing project.

Applicant/Developer: Nick Hankins

Current Status:

- Review of preliminary planning entitlements has been completed.



CITY COUNCIL DISTRICT NO. 4

Firefly Cottage | 234 Arrow Highway

Project: A 2,642 square foot dine-in and take-out restaurant/bakery.

Applicant/Developer: The Firefly Cottage LLC

Current Status:

- Planning entitlements have been approved.
- Building permits have been issued.



Upland Apartments | 13th Street and A Street.

Project: 4 for-rent apartments.

Applicant/Developer: Amy Braun AIA

Current Status:

- Planning entitlements are approved.



Studio 429 | 222 E. 9th Street.

Project: New restaurant and bar.

Applicant/Developer: Alain Fournier

Current Status:

- Interior construction continues tenant improvements.



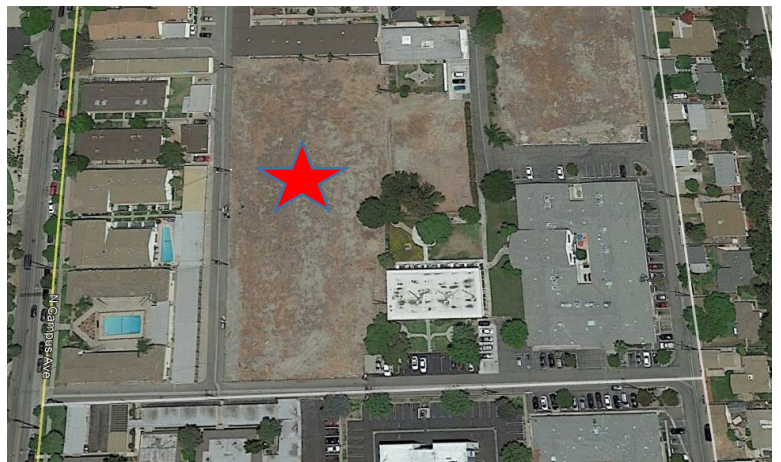
Mesa Court Apartments | 708 Mesa Court.

Project: 60 for-rent 2-story apartment units.

Applicant/Developer: Soroush Rahbari, AIA

Current Status:

- Planning Commission approved project on January 22, 2020.
- Construction drawings are in plan check.



Fairytale Castle Daycare | 710 E. Foothill Boulevard.

Project: Child Day Care Center for up to 94 children.

Applicant/Developer: We Zhao

Current Status:

- Approved by the Planning Commission on September 23, 2020.
- Construction drawings are in plan check.



Sage at Ninth (Phase 1) | 1337 Bowen Street.

Project: 52 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Construction on-going.
- Model homes are open.
- Twenty-eight (28) have been sold.
- \$444,900 - \$503,900
- 1211 - 1594 Sq Ft



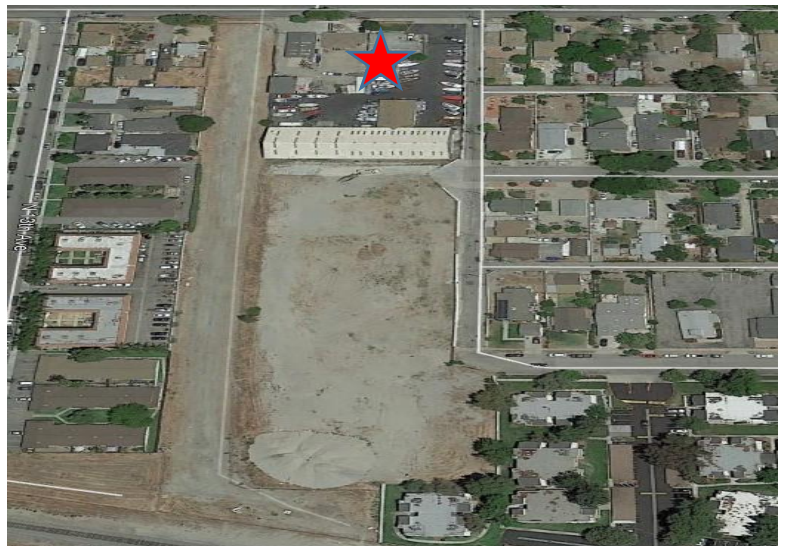
Sage at Ninth (Phase 2) | 1337 Bowen Street.

Project: 26 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Planning Commission approved Planning Entitlements on May 27, 2020.
- Construction drawings are in plan check.



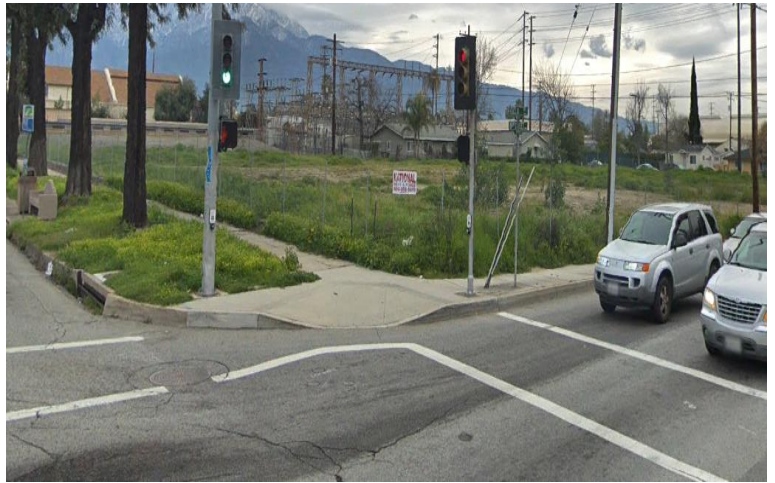
Tierras Atlas | NE corner of 8th and Euclid Avenue.

Project: 61, 3-story, for-rent apartment units.

Applicant/Developer: 8th & Euclid Inc. LLC

Current Status:

- Planning Entitlements have expired.
- Applicant is working on a new development application.



11th Avenue Apartments | 278 N. 11th Avenue.

Project: 6 2-story for-rent apartment units.

Applicant/Developer: Salim Samour

Current Status:

- Construction drawings are in plan check.



Starbucks | 275 E. Foothill Blvd.

Project: Drive-thru coffee shop.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- City Council approved on February 24, 2020.



Supermarket | 229 E. Foothill Blvd

Project: 35,000 square foot grocery store.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Building permits are approved.



Apartments | 1252 E. 7th Street

Project: 66 3-story for-rent apartment units.

Applicant/Developer: KIVA LLC.

Current Status:

- Planning Commission approved project on July 8, 2020.
- Construction drawings are in plan check.



Restaurant | 161 N. 2nd Avenue

Project: Proposed restaurant (The Galley Fish Grill). Project includes interior improvements and a new exterior front facade.

Applicant/Developer: Rigo Rodriguez.

Current Status:

- Tenant improvements are in plan check.



Restaurant | 201 N. 1st Avenue

Project: Proposed restaurant (The Olde Magnolia Tea Room). Project includes interior improvements and a new exterior front facade.

Applicant/Developer: Michael Dominguez.

Current Status:

- Planning entitlements have been approved for interior tenant improvements.



Medical Office Building | 185 E. 7th Street

Project: Proposed 3,475 Medical Office Building.

Applicant/Developer: Gaspar Belmar

Current Status:

- Planning entitlements are under review.



Foothill Self Storage | 1382 E. Foothill Boulevard

Project: Proposed multi-story self-storage building with 3,800 square feet of retail space and a 2,100 square foot drive-thru fast-food restaurant.

Applicant/Developer: Sorsirs, Inc.

Current Status:

- Planning entitlements are under review.



Linc Housing | 142 N. 6th Avenue

Project: Proposed 88 units of affordable housing (Apartments).

Applicant/Developer: Linc Housing

Current Status:

- Planning entitlements are under review.



Ray's Hamburgers | 1317 E. Foothill Boulevard

Project: Proposal to remodel and redesign an existing 1,300 square foot restaurant (Taco King) to become a Rally's Hamburgers Restaurant.

Applicant/Developer: Gary Wang Architects

Current Status:

- Planning entitlements are under review.



City of Upland – Planning Division

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